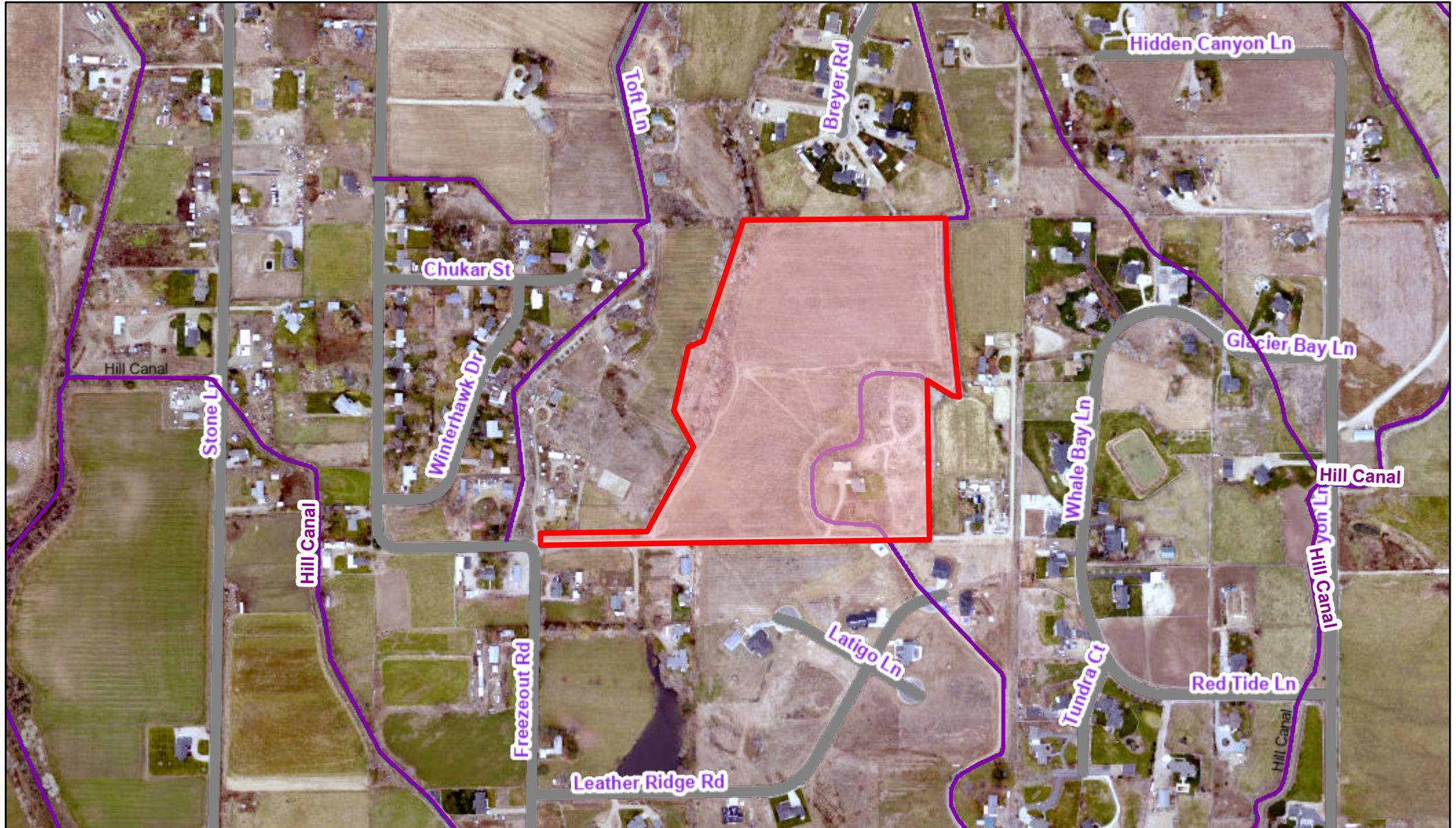
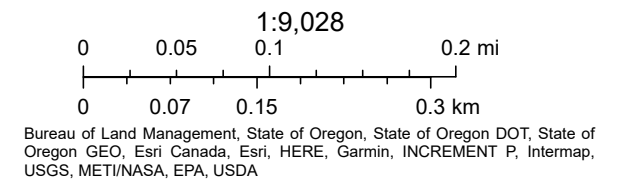
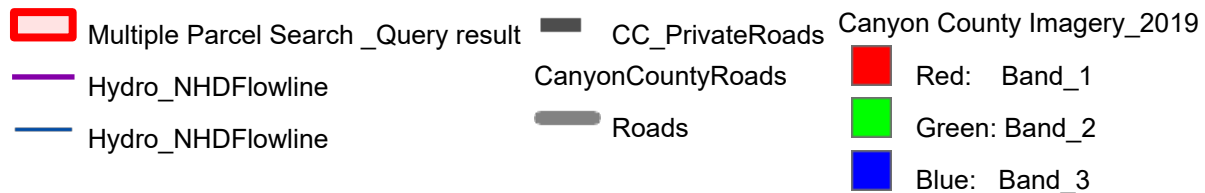


Canyon County, ID Web Map



6/23/2023, 11:52:31 AM



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Thornton Gallup LLC
	MAILING ADDRESS: PO Box 1495 Nampa ID 83653
	PHONE: 208-880-0537 EMAIL: dthornton@steelheadmetal.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: 12-14-21	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Will Mason
	COMPANY NAME: Mason & Associates, Inc
	MAILING ADDRESS: 924 3 rd Street South Ste B Nampa
	PHONE: 208-454-0256 EMAIL: wnmason@masonandassociates.us

SITE INFO	STREET ADDRESS: 23442 Freeze out Rd		
	PARCEL #: R3447900000	LOT SIZE/AREA: 31.41 acres	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NW	SECTION: 3	TOWNSHIP: 4N RANGE: 3W
	ZONING DISTRICT: AG	FLOODZONE (YES/NO)	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: SD 2021-0055	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



Master Application

Canyon County Development Services 1115 Albany Street, Caldwell, ID 83605.

www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

Owner(s) information:

Name: Pioneer Homes

Address: 719 1st S. St. B

Telephone: (208) 468-9200 Fax: _____

Email: brianepioneerhomesidaho.com

City: Nampa State: ID Zip: 83651

Pioneer Homes / Brian Field

Signature: (Owners)

Date

I consent to this application and agree to allow DSD Staff / Commissioners to enter the property for site inspections.

If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who is eligible to sign.

Applicant: Representative / Business Name:

Name: Mason & Associates Inc.

Additional Contact if applicable: Business Name:

Address: 924 3rd St. S. Ste. B

Name:

City: Nampa State: ID Zip: 83651

Address:

Telephone: (208) 454-0256 Fax: 208-467-4130

City: _____ State: _____ Zip: _____

Email: wmason@masonandassociates.us

Telephone: _____ Fax: _____

I certify this information is correct to the best of my knowledge.

Email:

Engineer/ Surveyor if applicable: Business Name:

William J. Mason 10/14/2021

Name: Will Mason Phone: (208) 454-0256

Address: 924 3rd St. S. Ste. B Fax: N/A

City: Nampa State: ID Zip: 83651

Email: wmason@masonandassociates.us

Site Information: Address: 23442 Freezeout Rd. Caldwell, ID 83607 Total Acreage: ± 31.41

Tax Parcel Number(s): R 3447900000

Quarter Section: NW Section: 3 Township: 4 N. Range: 3 W. Zoning: AG

Area of Impact: City of Middleton Subdivision: _____ Lot: _____ Block: _____

Check application type:

- ☐ Assisted Care Facility
- ☐ Bed and Breakfast
- ☐ Day Care Facility
- ☐ Reduction Frontage, Easement, Road Lot
- ☐ Floodplain Development
- ☐ Home Business ☐ New Application ☐ Renewal
- ☐ Land Division Administrative
- ☐ Mineral Extraction short term
- ☐ Public Service Agency Telecom >75'

Administrative Applications

- ☐ Parcel Inquiry
- ☐ Property Boundary Adjustment
- ☐ Quasi-Public Use
- ☐ Sign
- ☐ Temporary Use ☐ New Application ☐ Renewal
- ☐ Utility Facility
- ☐ Variance up to 33%
- ☐ Wind Energy System Small
- ☐ Zoning Compliance Certificate

- ☐ Appeal
- ☐ Comprehensive Plan Change ☐ Text ☐ Map
- ☐ Conditional Use
- ☐ Road Name Change

Hearing Level Applications

- ☐ Time Extension
- ☐ Variance
- ☒ Zoning Ordinance Amendment ☒ Map ☐ Text

Subdivision Applications

- ☐ Final Plat
- ☐ Short Plat
- ☒ Preliminary Plat
- ☐ Plat Amendment or Minor Replat
- ☐ Simple Changes to a Plat
- ☐ Vacation of Plat, Lot, Road, Easement

Office Use Only: Case #: _____ Received by: JP Date: 10/18 Fees: _____ Receipt #: _____



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 N. 11th Ave. #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

Fax: (208) 454-6633 • www.canyoncounty.org/dsd

APPLICATION FOR IRRIGATION PLAN APPROVAL

(Idaho Code 31-3805)

Applicant(s) Pioneer Homes (208) 468-9200
 Name Daytime Telephone Number
719 1st Street S. Suite B Nampa, ID 83651
 Street Address City, State Zip

Representative Name Brian Falck (208) 468-9200
 Daytime Telephone Number / E-mail Address
719 1st St. S. Suite B Nampa, ID 83651
 Street Address City, State Zip

Location of Subject Property: 23442 Freezeout Rd. Caldwell, ID 83607
 Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3447900000 Section 3 Township 4N Range 3W.

Case No.: _____
 This land: _____



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.
2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Black Canyon Irrigation District

Drainage: Black Canyon Irrigation District

3. How many acres is the property being subdivided? ± 31.41 ACRES

4. What percentage of this property has water? ± 65%

5. How many inches of water are available to the property? 20.52 acres of water

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☐ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

We are proposing the new headgate be in the last box in the new reroute, located on the south side of property. The headgate goes into a weirbox that feeds our proposed pump station.

9. Is there an irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Individual lots are responsible for retention & treatment of storm water runoff including the application of perimeter lot berming to prevent direct lot discharge into irrigation facilities.

11. How do you plan to process this storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Through filtration NO discharge of excess water will enter the established drainage system.

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☒ All canals, ditches, and laterals with their respective names.
- 2 ☒ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☒ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☒ Slope of the property in various locations.
- 6 ☒ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☒ Direction of wastewater flow (use long arrows -----→ on you map to indicate waste water direction).
- 8 ☒ Location of drainage ponds or swales, if any where wastewater will be retained on the property.
- 9 ☐ Other information: _____

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the issuance of a zoning compliance or building permit.

Signed: Pioneer Homes of SE Fork Date: ____/____/____
Applicant / Property Owner (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



GENERAL

1. How Many Lots are you proposing? 24 (4 common 20 Residential)
2. Average Lot Size of the Residential Parcels? 1.30 Acres

IRRIGATION

1. Irrigation Water is Provided via ☐ Irrigation Well ☒ Surface Water
2. What percentage of the property has water? ± 65 %
3. How many inches of water are available to property? 20.52 acres of water
4. How do you plan to retain storm and excess water on each lot?
Individual lots are responsible for retention & treatment of storm water runoff including the application of perimeter lot berming to prevent direct lot discharge into irrigation facilities
5. How do you plan to process storm water / excess irrigation water prior to it entering the established drainage system?
~~Through filtration~~ No discharge of excess water will enter the established drainage system.

ROADS

1. Roads within the Development will be: ☒ Public ☐ Private ☐ N/A

HILLSIDE DEVELOPMENT

1. Of the total lots requested, how many of the lots will contain slopes greater than 15%?
0 Residential 0 Non-Buildable 0 Common
2. Will the proposed Road(s) be located within any area that has slopes greater than 15%
☐ Yes ☒ No

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. Will you be requesting waivers of Subdivision Improvements from the City?
☒ Yes ☐ No
2. If yes, which waivers will you be requesting?
☒ Curbs ☒ Gutters ☒ Sidewalks ☒ Streetlights ☒ Landscaping

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Irrigation Plan
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input checked="" type="checkbox"/> Private Road Name application (if internal roads are private)
<input checked="" type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet)
<input checked="" type="checkbox"/> Preliminary Drainage Plan
<input checked="" type="checkbox"/> Preliminary Irrigation Plan
<input checked="" type="checkbox"/> Preliminary Grading plan
<input checked="" type="checkbox"/> Copy of Preliminary Plat
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

NOTES:

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.
2. It is highly recommended you approach Idaho Department of Water Resources and Southwest District Health to have a pre-application regarding your proposed development meeting prior to submittal to this department.

PROCESS: PUBLIC HEARING

CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



PRELIMINARY PLAT CHECKLIST

APPLICANT: <i>Pioneer Homes</i>	SUBVISION NAME: <i>Freezeout Ridge Estates</i>
LAND USE CASE #:	SUBDIVISION CASE #:

CANYON COUNTY CODE OF ORDINANCES 12-008, § 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

A. FORM OF PRESENTATION:	APP.	DSD/SRT
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Size of Drawing (No larger than 24"x36").	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. INDENTIFICATION AND DESCRIPTIVE DATA:		
1. Proposed name of subdivision and its location by section, township and range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Reference by dimension and bearing to a section corner or quarter section corner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name, address and phone number of developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name address and phone number of the person preparing the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. North arrow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. EXISTING CONDITIONS DATA:		
1. 2 foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Existing zoning classification, by note.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. EXISTING CONDITIONS DATA (continued):	APP.	DSD/SRT
6. Approximate acreage of the tract, by note.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Boundary dimensions of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. PROPOSED CONDITIONS DATA:		
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Location, width and use of easements.	<input type="checkbox"/>	<input type="checkbox"/>
4. Designation of all land to be dedicated or reserved for public use with use indicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. All roads must be labeled as either "private" or "public" behind or beneath the road name.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. PROPOSED UTILITY METHODS:		
1. Sewage: A statement as to the type of proposed sanitary sewage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water Supply: A statement as to the type of proposed water supply facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
REZONE AND PRELIMINARY PLAT
FREEZEOUT ESTATES SUBDIVISION

This is a request for a rezone and preliminary plat for parcel number R34479 located east of Freezeout Road and south of Willis Road, Middleton, Canyon County Idaho. The property is currently zoned County Agricultural. The parcel is approximately 31 acres. We are requesting County Residential (R-1) zoning. The lots will range in size from 1-1.24 acres.

Canyon County's future land use map indicates the future designation of this property as residential. This property is also in the City of Middleton's impact area and their future land use zone is residential. The City of Middleton has requested the developer enter into an agreement to annex the lots into the City as soon as the City reaches the property. The City has also asked for easements to be provided for future City sewer and water services. The City Engineer has reviewed the preliminary plat and believe right-of-way easements will accommodate future City water and sewer.

A Nutrient Pathogen Study has been completed. Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (DEQ) have both reviewed the study.

A Phase One Environmental Assessment was also done and is included.

There are four subdivisions within 300 feet or less of this property, Willis Estates, Saddleback Ridge, Ranchette Estates, and North Slope Estates. Lot sizes in these four subdivisions vary from 4.88 acres to 0.36 acres. The average size lot size for these subdivisions is 1.25 acres. The request for the R-1 zone with the preliminary plat depicted lots ranging from 1-1.24 acres is consistent with the surrounding subdivision land use and lot size.

Neighbor Concerns: The neighbors have voiced their concerns for endangered species. There is an irrigation drainage area on the west side of the property. There are no plans to disturb the area that may house wildlife. Included in this packet is the United States Fish and Wildlife Services endangered species list for this specific property. Per U.S Fish and Wildlife's Information for Planning and Consulting (IPaC), this location is likely to be home to a threatened plant called the Slickspot Peppergrass. It is also likely to be home to the monarch butterfly which is only considered a candidate. There are no other plants or animals that U.S Fish or Wildlife is concerned about in this area and there are no endangered plants or animals that utilize this property. The irrigation drainage area will not be used for a building area. It will remain a drainage area.



Professional Engineers, Land Surveyors and Planners

Page 2 of 2

The neighbors have also expressed concern their wells are in danger of going dry. Included in this packet are the results of Idaho Department of Water Resources (IDWR) monitoring well closest to this subdivision. These results indicate water levels vary from year to year but this area is not an area of concern for IDWR. The monitoring well 04N 03W 04DCB1 is approximately 1.2 miles from this location. The highest level of groundwater recorded was in 2019.

We believe that a request for R-1 zoning is in compliance with the County's comprehensive plan and is desired by the City of Middleton. The layout fits well with the surrounding residential subdivisions.